



CALIFORNIA STATE PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

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STATE PUBLIC WORKS BOARD
DECEMBER 8, 2000

MINUTES

PRESENT:

Ms. Annette Porini, Chief Deputy Director, Department of Finance
Mr. Barry D. Keene, Director, Department of General Services
Mr. James Roberts, Chief Deputy Director, Project Development, Department of Transportation
Mr. Juan Fernandez, Director, Securities Management Division, State Treasurer's Office
Mr. Bruce Robeck, Deputy Director, Legislation, State Controller's Office

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member, Darrell Steinberg
Assembly Member Kevin Shelley
Assembly Member Sally Havice
Senator Richard G. Polanco
Senator
Senator

STAFF PRESENT:

James E. Tilton, Administrative Secretary, State Public Works Board
Karen Finn, Assistant Administrative Secretary, State Public Works Board
Madelynn McClain, Secretary, State Public Works Board
Sally Lukenbill, Budget Analyst, Department of Finance
Rocel Bettencourt, Budget Analyst, Department of Finance
Donna Turcotte, Budget Analyst, Department of Finance

OTHERS PRESENT:

Cynthia Spita, Department of Parks and Recreation
Sabrina Winn, Department of Parks and Recreation
Pat McKeever, Department of Corrections
Chris Vance, State Treasurer's Office
Dwight Weathers, Department of General Services
Irene Anderson, Department of General Services

CALL TO ORDER AND ROLL CALL:

Ms. Porini, Chairperson, Chief Deputy Director, Department of Finance at 10:00 am called the meeting to order. Mr. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

APPROVAL OF MINUTES:

Mr. Tilton reported staff had reviewed the minutes from the November 9, 2000, meeting and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

Hearing no other objections, the minutes of the November 9, 2000, meeting were unanimously approved.

BOND ISSUES:

Mr. Tilton reported that there is one bond item.

Item #1, Department of General Services, Energy Assessments.

This resolution authorizes:

1. Authorize the sale of Energy Conservation Revenue Bonds for the projects identified in Attachment A.
2. Authorize execution of the Energy Service Contracts for the projects identified in Attachment A. Authorization is contingent upon the a) non-eventful passage of the 45-day JLBC notification requirement; b) execution of a Schedule VI certifying energy savings for each contract; and c) receipt of a validity opinion from the participating agencies counsel.
3. Authorize the use of interim financing, if needed, for the projects identified in Attachment A to be repaid from the Public Buildings Construction Fund from proceeds of the sale of bonds.
4. Approve the form of indenture as part of the interim finance package, with such insertions, deletions and changes therein as the Administrative Secretary, with the advice of counsel, may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

As you might remember, prior to our last meeting, the Department of General Services requested that we pull this item from the agenda to give its staff some more time to respond to questions that the Legislative Analyst had. We have met with staff from the Legislative Analyst's Office and they believe, that with the exception of the proposal for the Department of Mental Health's Napa State Hospital and the proposal for the Department of Correction's High Desert the projects are justified and appropriate to proceed with. They believe that it is premature to proceed with the Mental Health project at this time as discussions with the City of Napa could have an impact on the project. The CDC project will also be pursued in the future once minor issues are resolved.

Therefore, we recommend that the board approve all the remaining projects for the Department of Corrections, which total \$8.1 million contingent on (1) receiving a confirming letter from the JLBC consistent with the verbal recommendation from the LAO, and (2) pending a final decision on funding. We believe that some of the smaller projects could in fact be funded from the Department of Correction's current minor capital outlay budget resulting in significant savings due to avoiding financing costs.

Ms. Porini noted that this was a first in a series of projects that will come before the board.

A motion was made by Mr. Keene and seconded by Mr. Roberts to approve Bond Item #1 of the bond calendar. The motion was adopted by a 5-0 vote.

CONSENT CALENDAR:

Mr. Tilton noted that the Consent Calendar covered Items #2 through #26.

Mr. Tilton noted that staff recommends pulling Items #2 and #4 to give the LAO time to review these issues. We are also moving Item #9 from the consent calendar to an action item. We are

also pulling Item #26. A 20-day letter was sent to the Legislature on October 18, 2000 and the JLBC had concerns over cost issues. Staff would like more time to respond to the issues raised by JLBC.

The revised consent calendar covers Items #3, Items #5 through #8, and Items #10 through #25.

Mr. Tilton indicated that in summary, the revised consent calendar proposes five requests to approve preliminary plans, two requests to recognize a scope change, two requests to approve an augmentation, four requests to approve site selection, two requests to approve a resolution authorizing acquisition, six requests to approve a resolution authorizing site selection and acquisition, and one request to re-direct site search option funds for community mitigation costs.

Mr. Tilton noted that there were five 20-day letters. Item #2 and #4, we will defer. Item #18, Department of Parks and Recreation, Chino Hills State Park, Public Use Facilities, recognize a scope change. A 20-day letter was sent to the Legislature on November 17, 2000, without comment. Item #24, Department of the Youth Authority, Ventura Correctional Facility, Correctional Treatment Center, approve an augmentation and recognize a scope change. A 20-day letter was sent to the Legislature on November 17, 2000, without comment. Item #26, we will defer.

Staff recommends approval of the revised consent calendar, Item #3, Items #5 through #8, and Items #10 through #25.

A motion was made by Mr. Roberts, and Seconded by Mr. Keene to adopt the revised Consent Calendar, and to approve Agenda Items #3, Items #5 through #8, and Items #10 through #25.

The revised consent calendar was adopted by a 3-0 vote.

ACTION ITEMS:

Mr. Tilton noted there were three action items.

Action Item #27, Department of Boating and Waterways, Castic Lake SRA, Boat Launching Facility. This action approves project termination and reversion of construction funds totaling \$1,859,000.

A motion was made by Mr. Keene, and Seconded by Mr. Roberts to adopt the Action Item, and to approve Agenda Item #27.

The action item was adopted by a 3-0 vote.

Action Item #28, Department of Developmental Services, Agnews Developmental Center, Fire and Life Safety Upgrades, Building 54. This action approves project termination and reversion of working drawing and construction funds totaling \$2,344,000.

A motion was made by Mr. Keene, and Seconded by Mr. Roberts to adopt the Action Item, and to approve Agenda Item #28.

Item #9, Department of General Services, Santa Monica Mountains Conservancy, Baldwin Hills-Vista Pacifica Acquisition. This action requests approval of a resolution authorizing site selection and acquisition. A 20-day letter was sent to the Legislature on December 8, 2000. The JLBC has not approved the request. The open question for the Board is the purchase price for the Vista Pacifica property. The Conservancy has presented an appraisal concluding a

value of \$40.0 million. The Department of General Services has provided an appraisal concluding a value of \$30.6 million. Dwight Weathers, representing the Department of General Services, is here to explain the difference in appraisals and make a recommendation to the Board.

Mr. Weathers then noted that there were two appraised values of this property. The State's approved appraisal at \$30.6 million and the appraisal by an independent appraiser at \$40.0 million. After doing some additional analysis on the property, looking at the economics of a potential residential build-out, we have determined that the value of \$41.1 million is a fair market value transaction. We received new information last night from the appraiser, and based on that information, we recommend approval of the transaction. Mr. Weathers then clarified the first appraisal at \$50 million for Mr. Roberts. This was an appraisal produced by the owner of the property. That appraisal was rejected outright by the Department of General Services.

Mr. Tilton was then asked to clarify the different appraisals and to make a recommendation to the Board. The original acquisition was to be for 68-acre parcel. The Legislature authorized \$36 million for this parcel plus a neighboring parcel. The local JPA is going to contribute or purchase approximately 10 acres of the 68-acre parcel for a value of \$5.1 million. So we are taking the appraisal of the entire property (\$41.1 million) and subtract out that part of the property that is being purchased (\$5.1 million) by the JPA, leaving the \$36 million that is the value of the balance of the property. The action of the Board is to approve \$36 million for the balance of the property, approximately 58 acres, which is consistent with the appropriation in the budget.

Mr. Tilton wanted to remind the Board members that we have sent a scope change letter to the JLBC. The letter states that the appraisal was done on the entire 68-acre parcel. The original appropriation was for this 68-acres plus the additional property next door. The scope letter is saying that we are buying less than the total property using the State appropriation. Instead of purchasing the 68 acres plus the neighboring Lloyd property, we are using the appropriation to purchase the 58 acres of the Vista Pacifica property.

The JPA is set to buy the other 10 acres of the Vista Pacifica property and in the future, there is the goal to buy the Lloyd property with other funds. Eventually we believe that that all of this property will be under the jurisdiction of the Department of Parks and Recreation. The problem right now is that we do not have a decision on the Lloyd property. Again, to remind the Board, we do not have an answer from the JLBC on the scope change that would be required for the Board to take specific action.

The action we are requesting here is for the State to approve the \$36 million to buy the 58 acres of the Vista Pacifica property, instead of all the property, including the Lloyd property.

Mr. Keene said that this would be an excellent acquisition for the State of California and for future generations.

Mr. Tilton noted that both of these actions are contingent upon the approval by the JLBC of the scope change letter.

Ms. Porini then noted that the action the Board should take is to (1) approve the site selection and acquisition for \$36 million dollars, and (2) to approve the overall value of the 68 acres as being \$41.1 million, contingent on approval by the JLBC or expiration of the 20-day waiting period.

A motion was made by Mr. Keene, and Seconded by Mr. Roberts to approve the site selection and acquisition for \$36 million dollars. The motion was passed with a 3/0 vote.

A motion was made by Mr. Keene, and Seconded by Mr. Roberts to approve the overall value of the 68 acres as being \$41.1 million. The motion was passed with a 3-0 vote.

OTHER BUSINESS:

Mr. Tilton noted that there was one item of other business. Kevin Wong, a CPA from Gilbert Accountancy Corp is here to present an overview of the Audits of the:

1. High Technology Education Revenue Bond Fund
2. New Prison Construction Revenue Fund
3. Public Buildings Construction Fund

Mr. Wong was introduced by Mr. Tilton. Mr. Wong noted that Gilbert Accountancy Corp was engaged to audit three funds of the State Public Works Board. Specifically, the High Technology Education Revenue Bond Fund, the New Prison Construction Revenue Fund, and the Public Buildings Construction Fund. We audited the records and books of these funds as they were prepared by the Contracted Fiscal Services Unit of the Department of General Services. Based on our audit, we issued the best opinion that we could, which is an unqualified opinion. As part of our audit, evaluated the internal controls over the financial process of the various funds and we found no matters which we felt needed any communication to the Board.

Ms. Porini then thanked Mr. Wong for his work.

A motion was made by Mr. Roberts, and Seconded by Mr. Keene to approve the three audit reports. The motion was passed by a 3-0 vote.

REPORTABLES:

Mr. Tilton indicated there were fourteen reportables.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is scheduled for Friday, January 12, 2000, at 10:00 am in Room 113.

Having no further business, the meeting was adjourned at 10:20 a.m.

BOND ITEMS

BOND – ITEM 1

DEPARTMENT OF GENERAL SERVICES (1760) ENERGY ASSESSMENTS

Authority: Government Code Sections 15814.10 – 15814.25

a. Adopt a resolution to include the following:

1. Authorize the sale of Energy Conservation Revenue Bonds for the projects identified in Attachment A.
2. Authorize execution of the Energy Service Contracts for the projects identified in Attachment A. Authorization is contingent upon the a) non-eventful passage of the 45-day JLBC notification requirement; b) execution of a Schedule VI certifying energy savings for each contract; and c) receipt of a validity opinion from the participating agencies counsel.
3. Authorize the use of interim financing, if needed, for the projects identified in Attachment A to be repaid from the Public Buildings Construction Fund from proceeds of the sale of bonds.
4. Approve the form of indenture as part of the interim finance package, with such insertions, deletions and changes therein as the Administrative Secretary, with the advice of counsel, may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Total estimated cost: \$13,220,000

APPROVED.

BOND ITEMS

STAFF ANALYSIS – ITEM 1

Department of General Services, Energy Assessments

Action Requested

The requested action will authorize the sale of Energy Conservation Revenue Bonds for some of the projects identified in Attachment A; conditionally authorize execution of the Energy Service Contracts for those same projects identified in Attachment A; authorize the use of interim financing, if needed, for those projects to be repaid from the Public Buildings Construction Fund from proceeds of the sale of bonds; and approve a form of indenture to be used in the interim financing package.

Scope Description

The specific types of energy conservation projects to be included in the Energy Service Contracts are identified in Attachment A. These projects generally consist of the following:

Lighting System Retrofits: Includes the replacement of incandescent lights with fluorescent fixtures, installation of high efficiency electronic ballasts, installation of new light switching devices, new occupancy sensors, and new photocell switching in building perimeter areas.

Heating, Ventilation and Air-Conditioning Improvements: Includes improved chilled water and hot water/steam flow pattern and pumping, insulation of loops and fittings/valves, installation of variable frequency drives to optimize temperature requirements, installation of low pressure drop air filters and micro thermal energy systems, and installation of shading devices for roof and wall mounted air-conditioning units.

Energy Management System (EMS) Controls: Includes the installation of software and communication hardware to allow for time-sensitive control of facility energy use, installation of new points of control on energy equipment, and installation of a Departmental Central Operation for statewide EMS systems.

Water Reclamation Project: Includes the installation of new distribution piping to existing irrigation stations to allow for the use of recycled water for irrigation at Napa State Hospital.

Boiler Conversion and Gas Line Extension: Includes upgrade of the boiler plants, propane appliance conversion, conversion of thermal fluid heater, and extension of the natural gas distribution system.

Funding and Project Cost Verification

The total cost of all the proposed energy conservation projects is \$13,220,000. The projected savings achieved through each energy services contract are set forth in Attachment A.

Project Schedule Summary

The schedules for each project component as prepared by the Energy Assessments Section of the Department of General Services are identified in Attachment A.

Energy Service Contracts:

The Department of General Services, Energy Assessments Section, as staff to the State Public Works Board ("Board") has recommended the projects described in Attachment A for financing through the Energy Conservation Revenue Bond Program (Government Code Sections 15814.10 – 15814.25). Several energy conservation projects are typically combined into a single energy service contract as long as the projects as a whole achieve the required cost savings over the term of the financing

Prior to the Board executing the proposed energy service contracts, the following events or activities must occur:

1. Passage of the 45-day notice period to the Joint Legislative Budget Committee (Government Code 15814.20)
2. Execution of the project savings Certification found in Schedule VI of the energy service contract by the Chief of Energy Assessments.
3. Delivery by the participating agency of a signed energy service contract together with an unqualified opinion of its counsel containing the information set forth in Section 2.01(a)-(d) of the energy service contract.

Staff Recommendation:

- (1) Authorize the sale of Energy Conservation Revenue Bonds for the projects identified in Attachment A.**
- (2) Authorize execution of the Energy Service Contracts for the projects identified in Attachment A. However, this is contingent upon the a) non-eventful passage of the 45-day JLBC notification requirement; b) execution of a Schedule VI certifying energy savings for each contract; and c) receipt of a validity opinion from the participating agencies counsel.**
- (3) Authorize the use of interim financing, if needed, for the projects identified in Attachment A to be repaid from the Public Buildings Construction Fund from proceeds of the sale of bonds.**
- (4) Approve the form of indenture as part of the interim finance package, with such insertions, deletions and changes therein as the Administrative Secretary, with the advice of counsel, may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.**

CONSENT ITEMS

CONSENT – ITEM 2

CALIFORNIA SCIENCE CENTER (1100) TECHNOLOGY HALL AND HALL OF HEALTH REMODEL

Authority: Chapter 50/99, Item 1100-301-0001 (1)
Chapter 52/00, item 1100-301-0267 (1)

a. Approve augmentation

\$429,000
(17.1 percent of total project)
(18.9 percent of construction phase)

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 2

California Science Center
Remodel of Technology Hall and Hall of Health

Action Requested

This requested action will approve an augmentation of the construction phase for this project.

Scope Description

This project is within scope. This project will remodel two existing State-owned buildings; Technology Hall (30,672 gsf; built 1960) and the Hall of Health (9,072 gsf; 1965). Remodel work will include refurbishing/replacing the mechanical and electrical systems, replacing the existing lighting, adding new and remodeling existing toilets, adding interior partitions, installing carpeting, and adding several skylights to the windowless buildings.

Funding and Cost Verification

This project is not within cost. The Scope and Budget Study prepared in October 1999 concluded that repair and adaptation of the existing 35- and 40-year-old mechanical systems were feasible, and included estimates for that work. However, work conducted during the design phases revealed that much of the mechanical system requires replacement rather than repair. In addition, the design phases also revealed that the existing telecommunications system is not adequately sized to meet the client's needs, and a significant upgrade is necessary to meet the current State of California DGS/Telecommunications Division standards. Both components are anticipated to result in additional construction costs. A 20-day letter was sent to the Legislature on November 22, 2000. This recommendation is contingent on the approval of the 20-day letter.

\$2,929,000	total estimated project cost
\$229,000	project costs previously allocated: budget package \$30,000, preliminary plans \$85,000 and working drawings \$114,000
\$2,271,000	project costs to be allocated: construction (\$1,950,000 contract; \$ 136,000 contingency; \$185,000 A&E)
\$429,000	augmentation required (\$86,000 General Fund; \$343,000 Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on June 13, 2000, and the waiting period expired on July 18, 2000.

Project Schedule

The project schedule is as follows:

Approve working drawings:	December 2000
Complete construction:	August 2001

Staff Recommendation: **Approve augmentation. This recommendation is contingent on the approval of the 20-day letter.**

CONSENT ITEMS

CONSENT – ITEM 3

DEPARTMENT OF GENERAL SERVICES (1760)

SACRAMENTO COUNTY

Butterfield State Office Building - Building 3 and Town Center Complex

Authority: Chapter 328/98, Section 12 (3)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 3

Department of General Services – Butterfield State Office Building

Action Requested

The requested action will approve preliminary plans and the release of working drawing funds for this project.

Scope Description

This project is within scope. The project includes the construction of 1,000,000 gross square feet consisting of office space, warehouse, and central plant. Site work includes surface parking for approximately 4200 spaces, utility realignment, and road reconfiguration. Project costs include acquisition of a land parcel owned by Sacramento Regional Transit. The requested action will approve preliminary plans for Building 3 and the Town Center Bid Package which provides approximately 935,000 gross square feet of office space, and related support facilities, including data processing, child care, dining, training, auditorium, and conference space.

Funding and Project Cost Verification

This project is within cost. Chapter 328/98, SB 1589, Section 12 (3) authorizes \$211,000,000 from lease revenue bonds for the project. It is anticipated that Bonds will be sold in 2003 based on a first hard cost expense (land acquisition), in December 2000.

\$211,000,000	total estimated project cost
\$7,235,000	project costs previously allocated: preliminary plans \$5,535,000 and acquisition \$1,700,000.
\$203,765,000	project costs to be allocated: working drawings \$9,142,000 and construction \$194,623,000 (\$171,480,000 contract, \$8,574,000 contingency, and \$14,569,000 A&E) at CCCI 3857.

CEQA

A Notice of Determination was filed with the State Clearinghouse on May 26, 2000, and the waiting period expired on June 26, 2000.

Other Issues

In June 2000, the County Board of Supervisors approved the conditional abandonment of Butterfield Way, which is a necessary component for Building 3 and the Town Center to proceed with working drawings. One of the conditions of the abandonment, as required by the County, is the State's commitment to provide a \$1.4 million contribution to roadway improvements in the Bradshaw Assessment District. The County has indicated that without payment of the contribution, they will recommend against substituting full abandonment for the conditional abandonment, resulting in project delays and potentially significant additional project costs. Although there is no written document indicating the State's requirement to pay the assessment, the County, Franchise Tax Board, and the Department of General Services have provided adequate information demonstrating that the construction of various roadway improvements is directly tied to the project even though they were not mentioned in the EIR. We therefore believe that it is appropriate that this expenditure be made. However, PWB staff will not approve release of working drawing funds until such time that the County Board of Supervisor's approves the full abandonment. At this time, it is anticipated that the abandonment will be approved by the County Board of Supervisor's at their meeting scheduled for January 9, 2001.

Project Schedule

The project schedule is as follows:

Approve working drawings:	November 2001
Complete construction:	September 2004

Staff Recommendation: **Approve preliminary plans for Building 3 and Town Center Complex. Release of working drawing funds contingent upon County Board of Supervisor approval of abandonment of Butterfield Way.**

CONSENT ITEMS

CONSENT – ITEM 4

DEPARTMENT OF GENERAL SERVICES (1760)

SACRAMENTO, SACRAMENTO COUNTY

Capitol Area East End Complex, Block 225 and Blocks 171-174

Authority: Chapter 761/97

a. Recognize scope change

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 4

Department of General Services, Capitol Area East End Complex

Action Requested

The requested action will recognize a scope change for this project.

Scope Description

This project is not within scope. This project provides for the construction of office facilities and related parking structures for the consolidation of the headquarters office functions of the Departments of Health Services, Education, and General Services in the Capitol Area as outlined in SB 1270/97. The requested scope change would eliminate the Department of General Services from the tenant base. This scope change is the result of significant staffing increases in the three departments, making it impossible to fully consolidate the headquarters staff of all three departments within the facility as designed. The project is currently under construction, and is scheduled for completion of block 225 in July 2002, and Blocks 171-174 in March 2003. A 20-day letter was sent to the Legislature on November 30, 2000. This recommendation is contingent on approval of the 20-day letter.

Funding and Cost Verification

This project is within cost.

\$392,000,000 total estimated project cost

\$11,086,000 project costs previously allocated: Block 224 garage \$11,086,000

\$380,914,000 project costs to be allocated: blocks 171-174 office buildings \$230,000,000; block 225 office building \$67,000,000; off-site utilities/infrastructure \$3,952,000; central plant boiler up-grade \$523,000, contingency \$15,074,000; A&E costs \$14,525,000; other project costs \$49,840,000

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 1, 1997, and the waiting period expired on July 31, 1997. A Focused Tiered EIR for the Capitol Area East End Complex was completed.

Project Schedule

The project schedule is as follows:

Complete construction: March 2003

Staff Recommendations: Approve scope change. This recommendation is contingent on the approval of the 20-day letter.

CONSENT ITEMS

CONSENT – ITEM 5

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
HOLLISTER AIR ATTACK BASE: RELOCATION, SAN BENITO COUNTY
CDF 170, Parcel 9877

Authority: Chapter 50/99, Item 3540-301-0001(40)

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 5

Department of General Services, California Department of Forestry and Fire Protection
Hollister Air Attack Base, CDF 170, Parcel 9877

Action Requested

The requested action will authorize site selection of leasehold interest of approximately 10 acres for the construction of the Hollister Air Attack Base.

Scope Description

This project is within scope. The project provides for securing a long-term ground lease to accommodate the construction of a new Air Attack Base. The acquisition phase of the project includes securing a long-term ground lease for approximately 10 acres.

Funding and Project Cost Verification

This project is within cost. Chapter 50/99, Item 3540-301-0001(40), provides \$100,000 for acquisition.

\$6,282,000 total estimated project costs

\$385,000 project costs previously allocated: acquisition \$85,000;
preliminary plans \$300,000

\$5,897,000 project costs to be allocated: balance of acquisition \$15,000, working drawings \$400,000, and construction \$5,482,000 (\$4,464,000 contract, \$223,000 contingency, and \$795,000 administration) at CCCI 3909.

Project Schedule

The project schedule is as follows:

Escrow is anticipated to close before February 15, 2001

Other

- The proposed site meets the requirements of the California Department of Forestry and Fire Protection (CDF).
- There is no relocation assistance involved with this project.
- The acquisition cost or lease rate will be based on the fair market value as determined by a Department of General Services (DGS) appraisal approved July 10, 2000.
- There is no implied dedication involved with this project.
- DGS and CDF have inspected the property and found no evidence of contamination from hazardous materials.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 6

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
SONORA FOREST FIRE STATION, TUOLUMNE COUNTY
CDF 160, Parcel 9839

*Authority: Chapter 324/98, Item 3540-301-0001(26)
Chapter 50/99, Item 3540-301-0001(33)*

a. Approve a resolution authorizing acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 6

Department of General Services, California Department of Forestry and Fire Protection
Sonora Forest Fire Station, CDF 160, Parcel 9839

Action Requested

The requested action will approve a resolution authorizing acquisition of fee simple interest for this project.

Scope Description

This project is within scope. The project provides for acquisition of land and the construction of a replacement facility for the Sonora Forest Fire Station. The acquisition phase of the project includes acquiring fee simple interest in approximately 6.2 acres. The area to be acquired is vacant and unimproved.

Funding and Project Cost Verification

This project is within cost. Chapter 50/99, Item 3540-301-0001(33) provides \$87,000 for preliminary plans. The property required for relocation of the forest fire station could not be acquired within the funds available in accordance with the intent of the Legislature; therefore, an augmentation for \$41,000 was approved by State Public Works Board on October 13, 2000.

\$2,581,000 total estimated project costs

\$363,000 project costs previously allocated: acquisition \$363,000

\$2,218,000 project costs to be allocated: preliminary plans \$87,000; working drawings \$133,000 and construction \$1,998,000 (\$1,737,000 contract, \$87,000 contingency, and \$174,000 A & E) at CCCI 3847.

CEQA

A Notice of Determination was filed with the State Clearinghouse on August 4, 2000, and the waiting period expired on September 4, 2000.

Project Schedule

The project schedule is as follows:

Escrow is anticipated to close by December 2000

Other

- The subject parcel was approved for site selection by the State Public Works Board on October 13, 2000.
- The proposed site meets the requirements of the California Department of Forestry and Fire Protection (CDF).
- There is no relocation assistance involved with this project.
- The acquisition cost shall not exceed estimated fair market value as determined by a DGS appraisal approved on December 30, 1999.
- There is no implied dedication involved with this project.
- DGS and CDF have inspected the property and found no evidence of contamination from hazardous materials.

Staff Recommendation: Approve a resolution authorizing acquisition.

CONSENT ITEMS

CONSENT – ITEM 7

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
BUCKHORN FOREST FIRE STATION, SHASTA COUNTY
CDF 174, Parcel 9996

Authority: Chapter 52/00, Item 3540-301-0001(17)

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 7

Department of General Services, California Department of Forestry and Fire Protection
Buckhorn Forest Fire Station, CDF 174, Parcel 9996

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The project provides for acquisition of land and the construction of a new apparatus building, flammable storage building, pump house, and site work. The acquisition phase of the project includes acquisition of fee simple interest in approximately 4.5 acres.

Funding and Project Cost Verification

This project is within cost. Chapter 52/00, Item 3540-301-0001(17), provides \$200,000 for acquisition of fee simple interest and associated overhead.

\$1,379,000 total estimated project costs

\$200,000 project costs previously allocated: acquisition

\$1,179,000 project costs to be allocated: preliminary plans \$68,000, working drawings \$99,000, and construction \$1,012,000 (\$806,000 contract, \$40,000 contingency, \$94,000 A&E services, and \$72,000 other costs).

Project Schedule

The project schedule is as follows:

Escrow is anticipated to close before June 30, 2001

Other

- The proposed site meets the requirements of the California Department of Forestry and Fire Protection (CDF).
- There is no relocation assistance involved with this project.
- The acquisition cost shall not exceed estimated fair market value as determined by a DGS appraisal approved December 2000.
- There is no implied dedication involved with this project.
- DGS and CDC have inspected the property and found no evidence of contamination from hazardous materials.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 8

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)
ELK CAMP FOREST FIRE STATION, HUMBOLDT COUNTY
CDF 166, Parcel 9873

Authority: Chapter 50/99, Item 3540-301-0001(7)

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 8

Department of General Services, California Department of Forestry and Fire Protection,
Elk Camp Forest Fire Station, CDF 166, Parcel 9873

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The project provides for acquisition of land and the construction of a replacement facility for the Elk Camp Forest Fire Station. The acquisition phase of the project includes acquisition of fee simple interest in approximately 5± acres. The recommended site is improved with an unoccupied, two-story residence that will be demolished after site acquisition.

Funding and Project Cost Verification

This project is within cost. Chapter 50/99, Item 3540-301-0001(7), provides \$150,000 for acquisition of fee simple interest and associated overhead for real property needed to complete the relocation of the Elk Camp Forest Fire Station.

\$1,787,000 total estimated project costs

\$162,000 project costs previously allocated: acquisition \$85,000 preliminary plans \$77,000

\$1,625,000 project costs to be allocated: acquisition \$65,000; working drawings \$106,000; and construction \$1,454,000 (\$1,126,000 contract, \$56,000 contingency, and \$272,000 administration) at CCCI 3909

Project Schedule

The project schedule is as follows:

Escrow is anticipated to close before January 31, 2001.

Other

- The proposed site meets the location requirements of the California Department of Forestry and Fire Protection (CDF).
- There is no relocation assistance involved with this project.
- The acquisition cost shall not exceed estimated fair market value as determined by a DGS appraisal dated May 10, 2000.
- There is no implied dedication involved with this project.
- DGS and CDF have inspected the property and found no evidence of contamination from hazardous materials.

Staff Recommendation: Authorize site selection.

CONSENT ITEMS

CONSENT – ITEM 9

DEPARTMENT OF GENERAL SERVICES (1760)
SANTA MONICA MOUNTAINS CONSERVANCY (3810)
BALDWIN HILLS-VISTA PACIFICA ACQUISITION
SMC-195, Parcel 10012

Authority: Public Resources Code Sections 33203 and 33203.5 & Provision 1 of Item 3790-301-0005 of Section 2 of the Budget Act of 2000 and Item 3790-302-0001(1.25) of the Budget Act of 1999

a. Approve a resolution authorizing site selection and acquisition

PULLED. (MOVED TO ACTION ITEM #29)

CONSENT ITEMS

STAFF ANALYSIS – ITEM 9

Department of General Services, Santa Monica Mountains Conservancy
Baldwin Hills-Vista Pacifica Acquisition
SMC-195, Parcel 10012

Action Requested

The requested action will approve a resolution authorizing site selection and acquisition for this project. The parcels that are the subject of this acquisition are Assessor's parcel numbers: 4204-007-004, -005 thru -007, -009, 012 thru -020; 4204-008-073; 4204-13-015, -016, -019, -036, -038 and; 4204-014-011, -012, -014.

The property is located in the Baldwin Hills east of Jefferson Blvd. and north of and adjacent to Culver City Park. The land is owned by Vista Pacifica Homes, LLC, and a California Limited Liability Company. The properties are vacant and will be acquired in fee, free and clear of all liens, leases, encumbrances, and assessments. The property is burdened by certain easements that include public utilities and road easements, as well as private easements. The Santa Monica Mountains Conservancy (SMMC) will resolve any problems with title before the acquisition takes place. The land will be acquired as an addition to Kenneth Hahn State Recreation Area.

Scope Description

This project is not within scope. This project is not within scope because the requested action will result in the acquisition of less property than contemplated by Provision 1 of Item 3790-301-0005(4) of the Budget Act of 2000. This appropriation allocates \$32,500,000 for the acquisition of two specific properties, as follows:

- \$30,000,000 for the 68 acre "Vista Pacifica property"

- \$2,500,000 for the 11 acre “Lloyd property”

On December 8, 2000, the Department of Finance submitted the scope change letter to the Joint Legislative Budget Committee **[JIM & DONNA, DO YOU WANT TO SAY ANYTHING HERE ABOUT WHY THE LETTER WAS SO LATE?]**. The requested scope change would apply the entire \$32,500,000 appropriation described above, plus an additional \$3,500,000 remaining in the appropriation under item 3790-302-0001(1.25) of the Budget Act of 1999 for acquisition of:

- A 58 acre portion of the 68 acre Vista Pacifica property
- None of the 11 acre Lloyd property

Pursuant to Provision 1, the Department of Parks and Recreation (DPR) and the SMMC have entered into an interagency agreement to allow the SMMC to acquire these properties. Such acquisitions must be consistent with PRC Section 5096.310(a)(2) and shall be under the control and management of DPR until and unless management responsibility is otherwise specified by subsequent statute. The funds appropriated for this item are subject to the oversight of the State Property Acquisition Law and the State Public Works Board pursuant to Section 13332.11 and Sections 15850 to 15866, inclusive, of the Government Code.

Per the information supplied by DPR and SMMC a scope change is to acquire only a portion of the Vista Pacifica property and none of the Lloyd property because:

- The Baldwin Hills Regional Conservation Authority (BHRCA), a joint powers authority, will purchase approximately 10 acres (known as the Finley Fee) of the 68-acre Vista Pacifica property for \$5,100,000. The available \$36,000,000 will be used to acquire approximately 58 acres of the Vista Pacifica property.
- SMMC states the BHRCA is entering into an option to acquire the Lloyd property. The Lloyd property has significant environmental issues that will need to be addressed before the property will be in an acceptable condition for State acquisition. SMMC indicates Transportation Environmental Activities (TEA) funds are contemplated for the future State acquisition of the Lloyd property.
- The Vista Pacifica property is threatened by imminent development and the Lloyd property is not.
- DPR has advised that acquisition of the Lloyd property is not for physical access to the Vista Pacifica property.
- Acquisition of the Vista Pacifica property by the SMMC and the BHRCA, and proposed acquisition of the Lloyd property by the BHRCA with a contemplated subsequent conveyance to the State meet the objectives of the project approved by the Legislature.
- The American Land Conservancy (ALC) holds an option to purchase the 68 acre Vista Pacifica property for \$50,000,000. The ALC is operating as an intermediary in the acquisition. The ALC is negotiating a purchase price of \$41,100,000 that will utilize the State’s \$36,000,000 for 58 acres and \$5,100,000 from the BHRCA for the remaining 10 acres of the Vista Pacifica property.

Funding and Project Cost Verification

This project is within cost.

\$36,000,000 total estimated project costs

\$36,000,000 project costs to be allocated: acquisition

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 14, 2000, and the waiting period expired on October 18, 2000.

Project Schedule

The anticipated close of escrow is March 2001.

Other

- DGS has appraised the 68-acre Vista Pacifica property at \$30,600,000.
- An appraisal commissioned by the American Land Conservancy, a private agency, estimates the 68-acre Vista Pacifica property value at \$40,000,000.
- DGS has put forth a factual basis to support paying more than the amount arrived at in the DGS appraisal. DGS' rational is articulated in detail in supporting documentation. The rational supports an expenditure of \$36,000,000 in the transaction to acquire 58 acres of the Vista Pacifica property. The same rational is the basis for DGS's recommendation to approve the overall value of the 68 acres as being \$41,100,000.
 - The BHRCA will purchase approximately 10 acres of the 68-acre property for \$5,100,000.
 - The SMMC is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the property.
 - The SMMC will transfer the fee title to DPR pursuant to Provision 1 of Item 3790-301-0005(4) of the Budget Act of 2000.
 - Pursuant to Section 5006.1 of the Public Resources Code, the SMMC held a public hearing on behalf of the Department of Parks and Recreation to describe the proposal and invite comments about it from individuals, local governments, and groups with an interest in the proposal. All comments received in writing, read into the record, or made orally at the hearing, were submitted in support of the project.

Staff Recommendation: **Approve a resolution authorizing site selection and acquisition.**

CONSENT ITEMS

CONSENT – ITEM 10

**DEPARTMENT OF GENERAL SERVICES (1760)
SANTA MONICA MOUNTAINS CONSERVANCY (3810)
SANTA SUSANA- NEWHALL PASS, LOS ANGELES COUNTY
SMC-194, DGS Parcel 10007**

Authority: Public Resources Code Sections 33203 and 33203.5

a. Approve a resolution authorizing acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 10

Department of General Services, Real Estate Services Division
Santa Monica Mountains Conservancy
Santa Susana- Newhall Pass, Los Angeles County, SMC-194, DGS Parcel 10007

Action Requested

The requested action will authorize the acquisition for this project.

Scope Description

This project is within scope. The project is consistent with the Santa Monica Mountains Comprehensive Plan and fulfills the purposes of Division 23 of the Public Resources Code. The parcel proposed for acquisition abuts the State-owned 3,500-acre Santa Clarita Woodlands Park and will be acquired for its scenic and habitat value, as well as wildlife corridor purposes. The parcel is described below:

Owner	Assessor's Parcel No.	DGS Parcel	SMMC No.	Acres	Improvements
Tomlin	2826-025-005	10007	005	1.26	Wrought iron fence, graded gravel driveway, retaining wall

The property will be acquired in fee, free and clear of all liens, leases, encumbrances, assessments, or easements (other than public utilities or roads).

Funding and Project Cost Verification

This project is within cost. This project is funded by a Transportation Enhancement Activities (TEA) Grant for \$256,000 and by 1996 Los Angeles County Proposition A funds in the amount of \$35,000.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 7, 1999, and the waiting period expired on November 10, 1999.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in December 2000.

Other

- The subject parcel was approved for site selection by the State Public Works Board on October 13, 2000.
- The acquisition cost for Parcel 10007 shall not exceed estimated fair market value as determined by the independent fee appraisal approved by DGS on August 28, 2000.
- SMMC is not aware of any lawsuits pending concerning the properties. The property acquisition agreements will require delivery of clear title to each property.
- All management costs will be funded by servicing and maintenance funding allocated to SMMC from the Los Angeles County Regional Park and Open Space District.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.

Staff Recommendation: **Approve a resolution authorizing acquisition.**

CONSENT ITEMS

CONSENT – ITEM 11

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF MENTAL HEALTH (4440)
SEXUALLY VIOLENT PREDATOR FACILITY, COALINGA, FRESNO COUNTY

Authority: Chapter 324/98, Item 4440-301-0001 (1.1)
Chapter 50/99, Item 4440-301-0660 (1)
Chapter 52/00, Item 4440-301-0001 (1.5)

a. Authorize site selection

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 11

Department of General Services, Department of Mental Health
Sexually Violent Predator Facility

Action Requested

The requested action will authorize site selection for this project.

Scope Description

This project is within scope. The overall purpose of the project is to design and construct a new mental health facility for the treatment and rehabilitation of Sexually Violent Predators (SVP's) in a secure environment that protects the public, staff, and the patients. The project includes 1,148,851 gross square feet (gsf) of building area and infrastructure development. The maximum-security psychiatric hospital facility includes 74,370 gsf of administration, 850,722 gsf of clinical services and program, 157,041 gsf of support services, 31,115 gsf of plant operations space, and a maximum-security perimeter system. The required infrastructure developments include site grading, an electrical substation, a wastewater treatment plant, roadways and drainage systems.

The site selected for the construction of the SVP facility is adjacent to the Pleasant Valley State Prison in Coalinga, Fresno County. The Department of Mental Health (DMH) notified the Joint Legislative Budget Committee on August 2, 2000, of this selected site, pursuant to requirements of the Budget Act of 2000 (Chapter 52, Statutes of 2000), Item 4440-301-0001, Provision I.

Funding and Project Cost Verification

This project is not within cost. Local officials in Coalinga and Fresno County have concluded that \$7,550,000 is required to fully mitigate project induced impacts on local schools and public services. However, the Budget Act of 2000 (Chapter 52, Statutes of 2000) appropriated only \$6,000,000 for community mitigation, resulting in the need for an additional \$1,550,000. DMH

will request re-direction of \$650,000 of site purchase "option" funds (already included in current budget), and an augmentation of \$250,000 for remaining community mitigation costs. DMH will also request \$650,000 in support funds for the balance of mitigation costs related to a Psychiatric Technician Training Program in the West Hills Community College District. The redirection of funds and augmentation for community mitigation costs are addressed in Item #20 of this agenda.

\$377,037,000 total estimated project costs

\$9,380,000 project costs previously allocated: site search, environmental reports, schematics \$4,796,000; preliminary plans \$4,584,000

\$366,757,000 project costs to be allocated: site acquisition \$29,000; working drawings \$11,441,000; construction \$356,187,000 (\$312,572,000 contract; \$15,629,000 contingency; \$9,683,000 A&E; \$17,403,000 other) at CCCI 4019

\$650,000 available site purchase option funds to be proposed for redirection

\$250,000 augmentation to be requested

Project Schedule

The project schedule is as follows:

Approve working drawings:	July 2001
Complete Construction:	September 2004

Other

- The land adjacent to the Pleasant Valley State Prison upon which the SVP facility will be built is currently included in the legal description of the prison. The Department of General Services (DGS) will work with the State Treasurer and Public Works Board bond counsel to remove the land from the legal description of the prison site.
- There are known easements on the selected site. DGS will work to reach an agreement with the owners of the easements in order to relocate those easements.
- There are known mineral rights access issues on the selected site. DGS will contract with an investigator to identify and contact the owners of the access rights in order to purchase those rights. The cost to acquire the outstanding mineral right interests shall not exceed estimated fair market value as determined by a DGS appraisal.
- The proposed site meets the requirements of DMH.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- DGS and DMH have inspected the property and found no evidence of contamination from hazardous materials.

Staff Recommendation: Approve site selection.

CONSENT ITEMS

CONSENT – ITEM 12

DEPARTMENT OF PARKS AND RECREATION (3790)
CARNEGIE STATE VEHICULAR RECREATION AREA, ALAMEDA COUNTY
Department Parcel Number A24910

Authority: Chapter 52/00, Item 3790-301-0263(3)

a. Approve resolution authorizing site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 12

Department of Parks and Recreation, Carnegie State Vehicular Recreation Area

Action Requested

The requested action will approve a resolution authorizing site selection and acquisition for this project.

Scope Description

This project is within scope. The authorization will permit the acquisition of approximately 7.28 acres to be acquired from the property owner. The parcel is improved and occupied and acquisition is sought in fee simple. The Legislature has approved the funding from the Off-Highway Vehicle Trust Fund for the purchase of additions to Carnegie State Vehicular Recreation Area.

Funding and Project Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0263(3), provides \$9,000,000 for acquisition in fee simple interest and associated overhead for real property, and for removal and/or stabilization of structures located on the various properties. The property can be acquired within the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 21, 2000, and the waiting period expired on August 25, 2000.

Project Schedule

The anticipated close of escrow is in January of 2001.

Other

- The property was appraised by the Department of General Services (DGS) and the proposed offer is consistent with the fair market value approved by DGS staff.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- Consideration of any implied dedication was reflected in the property valuation.
- An environmental hazard assessment was conducted by DPR and no indications or history of contamination was found. The District has identified several items objectionable to DPR that will be removed by the owner prior to close of escrow. This action will remediate any potential safety or environmental issues pertaining to the property.
- The Department anticipates some maintenance costs relating to the existing improvements. The improvements will be evaluated for their operational use. Some improvements will be removed. The maintenance costs will be absorbed within the Department's existing budget. The budget item provides \$700,000 for fencing, stabilization, demolition, disposal and other remedial issues for this project.

Staff Recommendation: Approve a resolution authorizing site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 13

DEPARTMENT OF PARKS AND RECREATION (3790)
CARNEGIE STATE VEHICULAR RECREATION AREA, ALAMEDA COUNTY
Department Parcel Number A24913

Authority: Chapter 52/00, Item 3790-301-0263(3)

a. Approve resolution authorizing site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 13

Department of Parks and Recreation, Carnegie State Vehicular Recreation Area

Action Requested

The requested action will approve a resolution authorizing site selection and acquisition for this project.

Scope Description

This project is within scope. The authorization will permit the acquisition of approximately 49.33 acres to be acquired from the property owner. The parcel is improved and occupied and acquisition is sought in fee simple. The Legislature has approved the funding from the Off-Highway Vehicle Trust Fund for the purchase of additions to Carnegie State Vehicular Recreation Area.

Funding and Project Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0263(3), provides \$9,000,000 for acquisition in fee simple interest and associated overhead for real property, and for removal and/or stabilization of structures located on the various properties. The property can be acquired within the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 21, 2000, and the waiting period expired on August 25, 2000.

Project Schedule

The anticipated close of escrow is in January of 2001.

Other

- The property was appraised by a private appraiser under contract to the owner and the proposed offer is consistent with the fair market value approved by DGS staff.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- Consideration of any implied dedication was reflected in the property valuation.
- An environmental hazard assessment was conducted by DPR and no indications or history of contamination was found. The District has identified several items objectionable to DPR that will be removed by the owner prior to close of escrow. This action will remediate any potential safety or environmental issues pertaining to the property.
- The Department anticipates some maintenance costs relating to the existing improvements. The improvements will be evaluated for their operational use. Some improvements will be removed. The maintenance costs will be absorbed within the Department's existing budget. The budget item provides \$700,000 for fencing, stabilization, demolition, disposal and other remedial issues for this project.

Staff Recommendation: Approve a resolution authorizing site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 14

DEPARTMENT OF PARKS AND RECREATION (3790)
CARNEGIE STATE VEHICULAR RECREATION AREA, ALAMEDA COUNTY
Department Parcel Number A24911

Authority: Chapter 52/00, Item 3790-301-0263(3)

a. Approve resolution authorizing site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 14

Department of Parks and Recreation, Carnegie State Vehicular Recreation Area

Action Requested

The requested action will approve a resolution authorizing site selection and acquisition for this project.

Scope Description

This project is within scope. The authorization will permit the acquisition of approximately 44.3 acres to be acquired from the property owner. The parcel is improved and occupied and acquisition is sought in fee simple. The Legislature has approved the funding from the Off-Highway Vehicle Trust Fund for the purchase of additions to Carnegie State Vehicular Recreation Area.

Funding and Project Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0263(3), provides \$9,000,000 for acquisition in fee simple interest and associated overhead for real property, and for removal and/or stabilization of structures located on the various properties. The property can be acquired within the funds available and in accordance with Legislative intent.

CEQA:

A Notice of Exemption was filed with the State Clearinghouse on July 21, 2000, and the waiting period expired on August 25, 2000.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in December of 2000.

Other

- The property was appraised by a private appraiser under contract to the owner and the proposed offer is consistent with the fair market value approved by DGS staff.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- Consideration of any implied dedication was reflected in the property valuation.
- An environmental hazard assessment was conducted by DPR and no indications or history of contamination was found. The District has identified several items objectionable to DPR that will be removed by the owner prior to close of escrow. This action will remediate any potential safety or environmental issues pertaining to the property.
- The Department anticipates some maintenance costs relating to the existing improvements. The improvements will be evaluated for their operational use. Some improvements will be removed. The maintenance costs will be absorbed within the Department's existing budget. The budget item provides \$700,000 for fencing, stabilization, demolition, disposal and other remedial issues for this project.

Staff Recommendation: Approve a resolution authorizing site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 15

DEPARTMENT OF PARKS AND RECREATION (3790)
CARNEGIE STATE VEHICULAR RECREATION AREA, ALAMEDA COUNTY
Department Parcel Number A24904

Authority: Chapter 52/00, Item 3790-301-0263(3)

a. Approve resolution authorizing site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 15

Department of Parks and Recreation, Carnegie State Vehicular Recreation Area

Action Requested

The requested action will approve a resolution authorizing site selection and acquisition for this project.

Scope Description

This project is within scope. The authorization will permit the acquisition of approximately 6.03 acres to be acquired from the property owner. The parcel is unimproved and unoccupied and acquisition is sought in fee simple. The Legislature has approved the funding from the Off-Highway Vehicle Trust Fund for the purchase of additions to Carnegie State Vehicular Recreation Area.

Funding and Project Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0263(3), provides \$9,000,000 for acquisition in fee simple interest and associated overhead for real property, and for removal and/or stabilization of structures located on the various properties. The property can be acquired within the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 21, 2000, and the waiting period expired on August 25, 2000.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in January of 2001.

Other

- The property was appraised by the Department of General Services and the proposed offer is consistent with the fair market value approved by DGS.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- Consideration of any implied dedication was reflected in the property valuation.
- An environmental hazard assessment was conducted by DPR and no indications or history of contamination was found.
- The Department is not aware of an immediate need to address or remediate potential safety or environmental issues pertaining to the property.
- The Department indicates that approval of this acquisition would not obligate the State to additional operating costs.
- This parcel is vacant unimproved property.

Staff Recommendation: Approve a resolution authorizing site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 16

DEPARTMENT OF PARKS AND RECREATION (3790)
CARNEGIE STATE VEHICULAR RECREATION AREA, ALAMEDA COUNTY
Parcel Number A24909

Authority: Chapter 52/00, Item 3790-301-0263(3)

a. Approve resolution authorizing site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 16

Department of Parks and Recreation, Carnegie State Vehicular Recreation Area

Action Requested

The requested action will approve a resolution authorizing site selection and acquisition for this project.

Scope Description

This project is within scope. The authorization will permit the acquisition of approximately 13.47 acres to be acquired from the property owner. The parcel is improved and occupied and acquisition is sought in fee simple. The Legislature has approved the funding from the Off-Highway Vehicle Trust Fund for the purchase of additions to Carnegie State Vehicular Recreation Area.

Funding and Project Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0263(3), provides \$9,000,000 for acquisition in fee simple interest and associated overhead for real property, and for removal and/or stabilization of structures located on the various properties. The property can be acquired within the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 21, 2000, and the waiting period expired on August 25, 2000.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in January of 2001.

Other

- The property was appraised by the Department of General Services and the proposed offer is consistent with the fair market value approved by DGS staff.
- The Department is not aware of any lawsuits pending concerning the property.
- The property acquisition agreement will require the delivery of clear title to the State.
- Consideration of any implied dedication was reflected in the property valuation.
- An environmental hazard assessment was conducted by DPR and no indications or history of contamination was found. The District has identified several items objectionable to DPR that will be removed by the owner prior to close of escrow. This action will remediate any potential safety or environmental issues pertaining to the property.
- The Department anticipates some maintenance costs relating to the existing improvements. The improvements will be evaluated for their operational use. Some improvements will be removed. The maintenance costs will be absorbed within the Department's existing budget. The budget item provides \$700,000 for fencing, stabilization, demolition, disposal and other remedial issues for the total project.

Staff Recommendation: Approve resolution authorizing site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 17

DEPARTMENT OF PARKS AND RECREATION (3790)
CARNEGIE STATE VEHICULAR RECREATION AREA, ALAMEDA COUNTY
Parcel Number A24907

Authority: Chapter 52/00, Item 3790-301-0263(3)

a. Approve resolution authorizing site selection and acquisition

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 17

Department of Parks and Recreation, Carnegie State Vehicular Recreation Area

Action Requested

The requested action will approve a resolution authorizing site selection and acquisition for this project.

Scope Description

This project is within scope. The authorization will permit the acquisition of approximately 40 acres to be acquired from the property owner. The parcel is unimproved and unoccupied and acquisition is sought in fee simple. The Legislature has approved the funding from the Off-Highway Vehicle Trust Fund for the purchase of additions to Carnegie State Vehicular Recreation Area.

Funding and Project Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0263(3), provides \$9,000,000 for acquisition in fee simple interest and associated overhead for real property, and for removal and/or stabilization of structures located on the various properties. The property can be acquired within the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 21, 2000, and the waiting period expired on August 25, 2000.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in January of 2001.

Other

- The property was appraised by the Department of General Services and the proposed offer is consistent with the fair market value approved by DGS.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the State.
- Consideration of any implied dedication was reflected in the property valuation.
- An environmental hazard assessment was conducted by DPR and no indications or history of contamination was found.
- The Department is not aware of an immediate need to address or remediate potential safety or environmental issues pertaining to the property.
- The Department indicates that approval of this acquisition would not obligate the State to additional operating costs.
- This parcel is vacant unimproved property.

Staff Recommendation: Approve resolution authorizing site selection and acquisition.

CONSENT ITEMS

CONSENT – ITEM 18

DEPARTMENT OF PARKS AND RECREATION (3790)
CHINO HILLS STATE PARK, SAN BERNARDINO COUNTY
Public Use Facilities

Authority: Chapter 52/00, Item 3790-301-0005(7)

a. Recognize scope change

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 18

Department of Parks and Recreation, Chino Hills State Park, Public Use Facilities

Action Requested

The requested action will recognize a scope change for this project.

Scope Description

This project is not within scope. This project provides day use and overnight accommodations at one of two alternative sites to be determined by a Public Use Plan (PUP). Based on the PUP, which was finalized on September 25, 2000, the Department of Parks and Recreation (DPR) is proposing to split the development between the two sites (allowing deletion of a new comfort station and corrals from the project scope) and to add habitat restoration as a mitigation measure. A 20-day letter was sent to the Legislature on November 17, 2000, without comment.

Funding and Project Cost Verification

This project is within cost.

\$2,021,000 total estimated project cost

\$201,000 project costs previously allocated: preliminary plans \$201,000

\$1,814,000 project costs to be allocated: working drawings \$136,000; construction \$1,678,000 (\$1,217,000 contracts, \$61,000 contingency, \$206,000 A&E costs, \$194,000 agency retained items)

\$6,000 anticipated project savings

CEQA

This action does not require completion of CEQA process. This will be accomplished prior to approval of preliminary plans

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	May 2001
Approve working drawings:	January 2002
Complete Construction:	January 2003

Staff Recommendation: Recognize scope change.

CONSENT ITEMS

CONSENT – ITEM 19

DEPARTMENT OF PARKS AND RECREATION (3790)
COLONEL ALLENSWORTH STATE HISTORIC PARK. SAN JOAQUIN COUNTY
Restorations, Group D

Authority: Chapter 50/99, Item 3790-302-0001(1.1)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 19

Department of Parks and Recreation - Colonel Allensworth State Historic Park, Restorations

Action Requested

The requested action will approve preliminary plans and the release of working drawings funds for this project.

Scope Description

This project is within scope. This project includes the restoration and furnishing of one existing historic building, to the interpretive period of the park. Work also includes associated infrastructure and agency-retained work.

Funding and Project Cost Verification

This project is within cost.

\$400,000 total estimated project cost

\$111,000 project costs previously allocated: studies \$ 43,000 preliminary plans
\$68,000

\$288,000 project costs to be allocated: working drawings \$27,000; construction
\$261,000 (\$148,000 contracts, \$10,000 contingency, \$28,000 A&E costs,
and \$75,000 agency retained items)

\$1,000 anticipated project savings

CEQA

A Notice of Determination was filed with the State Clearinghouse on August 25, 2000, and the waiting period expired on September 25, 2000.

Project Schedule

The project schedule is as follows:

Approve working drawings:	March 2001
Construction complete:	December 2001

Staff Recommendation: **Approve preliminary plans and the release of working drawing funds.**

CONSENT ITEMS

CONSENT – ITEM 20

DEPARTMENT OF MENTAL HEALTH (4440) SEXUALLY VIOLENT PREDATOR FACILITY, COALINGA, FRESNO COUNTY

Authority: Chapter 324/98, Item 4440-301-0001 (1.1)
Chapter 50/99, Item 4440-301-0660 (1)
Chapter 52/00, Item 4440-301-0001 (1.5)

- a. Approve preliminary plans
- b. Re-direct \$650,000 site search "option" funds for community mitigation costs
- c. Approve augmentation for community mitigation \$250,000
(4.2 percent of community mitigation appropriation)
(0.01 percent of total project)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 20

Department of Mental Health, Sexually Violent Predator Facility

Action Requested

The requested action will approve preliminary plans, re-direct remaining site search and site purchase "option" funds for community mitigation costs, and approve an augmentation for community mitigation costs.

Scope Description

This project is within scope. The overall purpose of the project is to design and construct a new mental health facility for the treatment and rehabilitation of Sexually Violent Predators in a secure environment that protects the public, staff and the patients. The project includes 1,148,851 gross square feet (gsf) of building area and infrastructure development on property adjacent to Pleasant Valley State Prison in Coalinga, Fresno County. The maximum-security psychiatric hospital facility includes 74,370 gsf of administration, 850,722 gsf of clinical services and program, 157,041 gsf of support services, 31,115 gsf of plant operations space, and a maximum-security perimeter system. The required infrastructure developments include site grading, an electrical substation, a wastewater treatment plant, roadways and drainage systems.

Funding and Project Cost Verification

This project is not within cost. The project requires re-direction of \$650,000 remaining from site search and site purchase "option" funds, and an augmentation of \$250,000 for community mitigation costs to complete the acquisition phase of this project.

The environmental Impact Report (EIR) concludes that the project may have a significant impact on growth and housing in the project area. This impact will be indirect, in that the jobs provided by the facility will create demand for housing and other public services. However, the impact will be significant because the direct and indirect jobs created by the facility will result in population growth and housing demand in excess of the targets established by local plans and policies.

Local officials in Coalinga and Fresno County have concluded that \$7,550,000 is required to fully mitigate project induced impacts on local schools and public services. The Budget Act of 2000 (Chapter 52, Statutes of 2000) appropriated \$6,000,000 for community mitigation. Re-direction of \$650,000 of site search and site purchase "option" funds, and an augmentation of \$250,000 is also needed for community mitigation. The balance of mitigation costs, or \$650,000, is for start-up costs related to a Psychiatric Technician Training Program in the West Hills Community College District, and is considered a support cost.

\$377,037,000 total estimated project costs

\$9,380,000 project costs previously allocated: study \$4,796,000; preliminary plans \$4,584,000

\$366,757,000 project costs to be allocated: site acquisition \$29,000; working drawings \$11,441,000; construction \$356,187,000 (\$312,572,000 contract; \$15,629,000 contingency; \$9,683,000 A&E; \$17,403,000 other) at CCCI 4019

\$650,000 available site purchase option funds proposed for redirection

\$250,000 proposed augmentation

CEQA

A Notice of Determination was filed with the State Clearinghouse on October 6, 2000, and the waiting period expired on November 6, 2000.

Project Schedule

The project schedule is as follows:

Approve proceed to bid: July 2001
Complete construction: September 2004

Other Issues

There are unresolved issues regarding the site chosen for this project, including easements and mineral access rights. In addition, the site is currently included in the legal description of the adjacent prison. Until these issues are resolved, the project cannot proceed with working drawings.

Staff Recommendation: Approve preliminary plans, re-direction, and augmentation. Deter release of working drawing funds until all site issues are resolved.

CONSENT ITEMS

CONSENT – ITEM 21

DEPARTMENT OF CORRECTIONS (5240)
CENTINELA STATE PRISON, IMPERIAL COUNTY
Correctional Treatment Center, Phase II

Authority: Chapter 324/98, Item 5240-301-0001(42)
Chapter 52/00, Item 5240-301-0001(63)

a. Approve use of Inmate Day Labor

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 21

Department of Corrections, Centinela State Prison
Correctional Treatment Center, Phase II

Action Requested

The requested action will provide approval for the use of Inmate Day Labor (IDL) resources pursuant to Public Contract Code Section 10103.5 for this project.

Scope Description

The project is within scope. Pursuant to Public Contract Code Section 10103.5, the Public Works Board must approve the use of IDL when the total cost of a project for the construction of new, previously unoccupied prison facilities or additions to existing facilities exceeds \$50,000. The Board's approval of this item will provide the Department with the authority to use IDL resources for this project. IDL would utilize approximately 30 inmates for this project.

Funding and Project Cost Verification

This project is within cost.

\$2,798,300 total estimated project cost

\$2,798,300 project costs previously allocated: preliminary plans \$108,000; working drawings \$168,000; project administration \$10,000; agency-retained (guarding and telecommunications) \$135,800; and construction \$2,376,500 (contracts \$2,231,500; contingency \$145,000)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 9, 1998, and the waiting period expired on December 8, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings: January 2001

Complete construction: May 2002

Staff Recommendation: Approve use of Inmate Day Labor.

CONSENT ITEMS

CONSENT – ITEM 22

DEPARTMENT OF CORRECTIONS (5240)
NORTH KERN STATE PRISON, KINGS COUNTY
Correctional Treatment Center, Phase II

Authority: Chapter 324/98, Item 5240-301-0001(41)
Chapter 52/00, Item 5240-301-0001(39)

a. Approve use of Inmate Day Labor

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 22

Department of Corrections, North Kern State Prison
Correctional Treatment Center, Phase II

Action Requested

The requested action will provide approval for the use of Inmate Day Labor (IDL) resources pursuant to Public Contract Code Section 10103.5 for this project.

Scope Description

The project is within scope. Pursuant to Public Contract Code Section 10103.5, the Public Works Board must approve the use of IDL when the total cost of a project for the construction of new, previously unoccupied prison facilities or additions to existing facilities exceeds \$50,000. The Board's approval of this item will provide the Department with the authority to use IDL resources for this project. IDL would utilize approximately 32 inmates on this project.

Funding and Project Cost Verification

This project is within cost.

\$3,137,200 total estimated project cost

\$3,137,200 project costs previously allocated: preliminary plans \$83,000; working drawings \$140,000; project administration \$10,000; agency-retained (guarding and telecommunications) \$138,000; and construction \$2,766,200 (contracts \$2,596,200; contingency \$170,000)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on March 15, 1999, and the waiting period expired on April 13, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings: January 2001

Complete construction: May 2002

Staff Recommendation: Approve use of Inmate Day Labor.

CONSENT ITEMS

CONSENT – ITEM 23

DEPARTMENT OF YOUTH AUTHORITY (5460)
HEMAN G. STARK YOUTH CORRECTIONAL FACILITY,
SAN BERNARDINO COUNTY
Modify Ward Room Windows

Authority: Chapter 50/99, Item 5460-301-0001 (16)
Chapter 52/00, Item 5460-301-0001 (17)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 23

Department of the Youth Authority, Heman G. Stark Youth Correctional Facility
Modify Ward Room Windows

Action Requested

The requested action will approve preliminary plans and release of working drawing funds for this project.

Scope Description

The project is within scope. This project will remove 36"x36" metal windows and atascadero screens in approximately 1200 ward rooms and replace with new 6"x36" high maximum security detention windows. Work will include filling the remaining opening with concrete and matching the thickness to the existing concrete wall. The replacement of windows will be done in phases of 50 to 100 rooms. Hazardous materials including asbestos-containing putty and lead-containing paint will be abated. Ward labor will be used to complete construction of this project per provisional budget language in Chapter 52/00, Item 5460-301-0001, Provision 3.

Funding and Project Cost Verification

This project is within cost.

\$3,292,000 total authorized project costs

\$141,000 project costs previously allocated: preliminary plans \$141,000

\$3,151,000 project costs to be allocated: working drawings \$166,000 and construction \$2,985,000 (\$2,570,000 contract amount; \$180,000 contingency; \$165,000 A&E; \$70,000 other project costs)

CEQA

The Notice of Exemption was filed with the State Clearinghouse on September 24, 1999, and the waiting period expired on October 23, 1999.

Project Schedule

The project schedule is as follows:

Approve working drawings:	February 2001
Construction completion date:	June 2003

Staff Recommendation: Approve preliminary plans and release of working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 24

DEPARTMENT OF YOUTH AUTHORITY (5460)
VENTURA YOUTH CORRECTIONAL FACILITY, VENTURA COUNTY
Correctional Treatment Center

Authority: Chapter 324/98, Item 5460-301-0001 (10.5)
as reappropriated Chapter 50/99, Item 5460-490
as reappropriated Chapter 52/00, Item 5460-490
Chapter 52/00, Item 5460-301-0001(16)

- a. Approve scope change
- b. Approve augmentation of working drawings **\$32,000**
(27.6 percent of working drawing phase)
(1.6 percent of total construction costs)

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 24

Department of Youth Authority, Ventura Youth Correctional Facility
Correctional Treatment Center

Action Requested

The requested action will recognize a scope change and approve an augmentation for this project.

Scope Description

This project is not within scope. It is necessary to change the project scope in order to increase patient room size to meet the minimum size of 110 sq. ft., as required by the California Building Code, Title 24, Chapter 4A, Division 3, Section 424A.121. Increasing the room size decreases the number of patient rooms from eight rooms to six rooms. This project upgrades the existing 10,200 sq. ft. Infirmary into a licensed Correctional Treatment Center (CTC). Flooring throughout will be replaced with vinyl tiles, all walls to be painted, and some ceiling areas will have ceiling tiles replaced. Patient rooms will be reconstructed to provide six patient rooms with beds, sinks and toilets. Patient room windows and screens will be replaced with security windows. Scope includes fire sprinklers, AADA compliance, and Nurses call system. Pantry modification includes a new freezer, refrigerator, rethermalizer, and microwave oven. In addition, an HVAC system will be installed throughout the CTC and Administration areas. A 20-day letter was sent to the Legislature on November 17, 2000, without comment.

Funding and Project Cost Verification

This project is not within cost. Additional funds are necessary for increased working drawing costs resulting from scope change to increase patient room size. The requested augmentation of \$32,000 is 1.6 percent of the total project appropriation. There will also be additional construction costs to accommodate the scope change, however that amount has not yet been determined.

\$1,996,000	total estimated project costs
\$186,000	project costs previously allocated: preliminary plans \$70,000; working drawings \$116,000
\$1,778,000	project costs to be allocated: construction \$1,778,000 (\$1,448,000 contract; \$101,000 contingency; \$131,000 A&E; \$48,000 other costs; \$50,000 agency retained)
\$32,000	proposed funding necessary to complete working drawings

CEQA

A Notice of Exemption filed with State Clearinghouse on November 24, 1998, and the waiting period expired on December 23, 1998.

Project Schedule

The project schedule is as follows:

Approve working drawings:	March 2001
Complete construction:	July 2002

Staff Recommendation: Recognize scope change and approve augmentation.

CONSENT ITEMS

CONSENT – ITEM 25

CALIFORNIA COMMUNITY COLLEGES (6870)
LOS RIOS COMMUNITY COLLEGE DISTRICT
FOLSOM LAKE CENTER, SACRAMENTO COUNTY
Instructional Facility, Phase 1B

Authority: Chapter 50/99, Item 6870-301-0574 (45.1)

a. Approve preliminary plans

APPROVED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 25

California Community Colleges, Folsom Lake Center, Instructional Facility, Phase 1B

Actions Requested

The requested action will approve preliminary plans and release working drawing funds for this project.

Scope Description

This project is within scope. This project constructs 62,129 asf of permanent buildings for the second phase of the center to include 11,540 asf lecture, 27,113 asf laboratory, 7,955 office, 13,720 asf library, 1,041 asf audio-visual/television, and 760 asf storage. The project also reconstructs 1,974 asf of office space.

Funding and Project Cost Verification

This project is within cost.

\$37,410,000 total estimated project costs

\$1,537,000 project costs previously allocated: preliminary plans

\$35,873,000 project costs to be allocated: working drawings \$1,295,000, construction \$27,078,000 (\$24,579,000 contract, \$1,234,000 contingency, \$394,000 architectural and engineering, \$379,000 testing and inspection, and \$492,000 construction management) at CCCI 3847, and equipment \$7,500,000 at EI 2485

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 19, 1990, and the waiting period expired on August 18, 1990.

Project Schedule

The project schedule is as follows:

Approve working drawings: August 2002

Complete construction: May 2004

Staff Recommendation: Approve preliminary plans and release working drawing funds.

CONSENT ITEMS

CONSENT – ITEM 26

CALIFORNIA COMMUNITY COLLEGES (6870)
VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
VENTURA COLLEGE, LOS ANGELES COUNTY
Learning Resources Center

Authority: Chapter 52/00, Item 6870-301-0574(77)

a. Recognize scope change

PULLED.

CONSENT ITEMS

STAFF ANALYSIS – ITEM 26

California Community Colleges, Ventura College, Learning Resource Center

Action Requested

The requested action will recognize a scope change for this project.

Scope Description

This project is not within scope. The authorized project constructs a 61,327 asf learning resource center with 21,457 asf laboratory, 8,450 asf office, 24,969 asf library, 5,616 asf Audio-Visual/Television, and 835 asf other space. The project also reconstructs 17,155 asf and demolishes two buildings containing 5,154 asf. The district seeks to add to the scope of the project replacement of the existing 50 year-old switchboard at the campus substation because the new building will require that the switchboard operate at its rated capacity under normal operating conditions with no excess capacity available for peak load times. This addition is due to a recent investigation by the electrical engineer for the project who had informed the District that the anticipated 1400 Kilo-volt amperes electrical load of the new LRC could not be handled safely on the existing switchboard. The District evaluated the possibility of reorganizing other electrical boards to free space for the new building, but no solution was found that did not pose similar problems for the other boards. Because none of the existing electrical cabling can carry the increased load requirement of the new building, new feeder cable will be installed to run from the new board to the LRC service transformer. A 20-day notification letter was sent to the Legislature on October 18, 2000, and concerns were identified. Further correspondence and discussion with the Legislature has resolved all outstanding concerns about the project.

Funding and Project Cost Verification

This project is within cost. Though costs have been identified for the proposed scope change, the District has been directed to value engineer the project to allow this change to be incorporated into the project without the need to augment the existing appropriation. Therefore, the total project costs will not increase as a result of this scope change.

\$24,740,000 Total estimated project costs

\$1,640,000 project costs previously allocated: preliminary plans \$668,000 and working drawings \$972,000

\$23,100,000 project costs to be allocated: construction \$20,252,000 (\$18,398,000 contracts, \$955,000 contingency, \$899,000 architect oversight, testing and inspection) at CCCI 3909 and \$2,848,000 equipment at EPI 2564

CEQA

A Negative Declaration was filed with the State Clearinghouse on May 29, 1997, and the waiting period expired on July 1, 1997.

Project Schedule

The project schedule is as follows:

Proceed to bid: June 2001

Complete construction: May 2003

Staff Recommendation: Recognize scope change.

ACTION ITEMS

ACTION – ITEM 27

DEPARTMENT OF BOATING AND WATERWAYS (3680)
CASTAIC LAKE SRA, EAST RAMP AREA, LOS ANGELES COUNTY
Boat Launching Facility - Construction

Authority: Chapter 50/99, Item 3680-301-0516 (3)

- a. Approve project termination**
- b. Approve reversion** **\$1,859,000**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 27

Department of Boating and Waterways – Castaic Lake SRA, East Ramp Area
Boat Launching Facility - Construction

Action Requested

The requested action will approve the termination of this project and allow the reversion of construction funds.

Scope Description

This project is within scope. The project consisted of improved ingress/egress; improved parking; provision of a concessionaire building, a 4-unit unisex restroom, two entrance kiosks; improved plaza area; installation of a video surveillance system and a children's play area. Miscellaneous improvements consisted of concrete walkways and stairs, safety fencing, undergrounding of power lines and demolition of various existing items on the project site.

Funding and Project Cost Verification

This project is not within cost. Chapter 324/98, Item 3680-301-0516 (3) appropriated funds of \$249,000 for preliminary plans and working drawings. Chapter 50/99, Item 3680-301-0516 (3) appropriated construction funds for \$1,859,000. The project was advertised for bids and all bids received were in excess of the amount appropriated by more than 20 percent. Following consultation with the Department of Finance and the Department of Water Resources staff, it was determined that this project could not proceed with the funding currently available. Therefore, all work on this project was halted and termination of the project and reversion of the construction funds is being requested.

\$2,108,000 total estimated project costs

\$249,000 project costs previously allocated: preliminary plans \$136,000 and working drawings \$113,000

\$1,859,000 project costs to be reverted: construction \$1,859,000 (\$1,552,000 contract, \$109,000 contingency, and \$198,000 A/E)

Staff Recommendation: **Approve termination of the project and reversion of construction funds.**

ACTION ITEMS

ACTION – ITEM 28

DEPARTMENT OF DEVELOPMENTAL SERVICES (4300)
AGNEWS DEVELOPMENTAL CENTER, SANTA CLARA COUNTY
Fire and Life Safety Upgrades, Building 54

*Authority: Chapter 50/99, Item 4300-301-0001(1) as reappropriated by
Chapter 52/00, Item 4300-491 (2)(a)*

- a. Approve project termination
- b. Approve reversion **\$2,344,000**

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 28

Department of Developmental Services, Agnews Developmental Center, Fire and Life Safety
Upgrades, Building 54

Action Requested

The requested action will terminate the project and revert the working drawing and construction funds.

Scope Description

This project is within scope. The project includes replacing non-compliant door assemblies off of exit corridors, adding grilles and fire dampers to existing mechanical room doors, relocating existing supply diffusers affected by previous exit corridor construction, installing fire/smoke dampers in existing duct work, and installing two-hour fire rated access panels at required ceiling locations. Jumper ducts will be modified for new smoke/fire dampers, and the existing fire alarm system will be replaced and modified to incorporate new smoke/fire dampers.

Funding and Project Cost Verification

The project is not within cost. The Budget Act of 1999 (Chapter 50/99) appropriated \$2,461,000 for preliminary plans, working drawings, and construction for this project. During the preparation of preliminary plans, it was determined that the amount of work and cost required to bring Building 54 into compliance with fire and life safety codes was underestimated by approximately \$3,000,000. Whereas the total project was originally estimated to cost \$2,461,000, it is now estimated to cost \$5,484,000. The majority of this increase is due to the following:

- The budget package did not account for the need to replace ceilings and light fixtures, or the need to provide connectivity from fire alarm devices to a main fire alarm panel. The added cost of these items is approximately \$1 million.
- The budget package did not include \$1.5 million for phasing construction over three years, as is required in order to relocate patients during the work.

Because of these underestimations, the project is over cost by 123 percent and consequently, cannot proceed. Staff have directed that the project be terminated and the remaining funds be reverted. The Department of Developmental Services will request funds to complete the project in 2001-02 Governor's Budget.

\$5,484,000 total estimated project cost

\$117,000 project costs previously allocated for preliminary plans

\$2,433,000 project costs to be reverted for working drawings (\$143,000) and construction (\$2,201,000)

\$5,367,000 funds necessary to complete working drawings (\$206,000) and construction (\$5,161,000: contract \$4,317,000; A&E \$542,000; and contingency \$302,000 at CCCI 4019), to be requested in the 2001-02 Governor's Budget

CEQA

A Notice of Exemption was filed with the State Clearinghouse on May 2, 2000, and the waiting period expired June 6, 2000.

Staff Recommendation: **Approve project termination and reversion of working drawings and construction funds.**

ACTION ITEMS

ACTION – ITEM 29

DEPARTMENT OF GENERAL SERVICES (1760)
SANTA MONICA MOUNTAINS CONSERVANCY (3810)
BALDWIN HILLS-VISTA PACIFICA ACQUISITION
SMC-195, Parcel 10012

Authority: Public Resources Code Sections 33203 and 33203.5 & Provision 1 of Item 3790-301-0005 of Section 2 of the Budget Act of 2000 and Item 3790-302-0001(1.25) of the Budget Act of 1999

a. Approve a resolution authorizing site selection and acquisition

(MOVED FROM CONSENT ITEM #9)

APPROVED.

ACTION ITEMS

STAFF ANALYSIS – ITEM 28

Department of General Services, Santa Monica Mountains Conservancy
Baldwin Hills-Vista Pacifica Acquisition
SMC-195, Parcel 10012

Action Requested

The requested action will approve a resolution authorizing site selection and acquisition for this project.

Scope Description

This project is not within scope. The parcels that are the subject of this acquisition are parcel numbers: 4204-007-004, 005, 006, 007, 009, 012, 013, 014, 015, 016, 017, 018, 019, and 020; 4204-008-073; 4204-13-015, 016, 019, 036, 038 and; 4204-014-011, 012, and 014.

The property is located in the Baldwin Hills east of Jefferson Blvd. and north of and adjacent to Culver City Park. The land is owned by Vista Pacifica Homes, LLC, a California Limited Liability Company. The properties are vacant and will be acquired in fee free and clear of all liens, leases, encumbrances, assessments. The property is burdened by certain easements that include public utilities and road easements, as well as subsurface and surface rights easements, which are held privately. The Santa Monica Mountains Conservancy (SMC) will resolve any problems with title before the acquisition takes place. The land will be acquired as an addition to Kenneth Hahn State Recreation Area.

Acquisition of this land is proposed pursuant to Provision 1 of Item 3790-301-0005 of Section 2 of the Budget Act of 2000 that provides:

Schedule (4) of this item for the Kenneth Hahn State Recreation Area shall be available for expenditure by the Baldwin Hills Conservancy for these purposes if legislation creating the SMC as a state agency is chaptered before January 1, 2001. Pending authorization of the SMC, or, if the SMC is not so authorized, the funds shall be expended by the Department of Parks and Recreation (DPR) for the same purpose. Before January 1, 2001, it is the intent of the Legislature that DPR enter into an interagency agreement with SMC to undertake acquisitions from this schedule. Such acquisitions must be consistent with PRC Section 5096.310(a)(2) and shall be under the control and management of DPR until and unless management responsibility is otherwise specified by subsequent statute. The funds appropriated for this item shall be subject to the oversight of the State Property Acquisition Law and the State Public Works Board pursuant to Section 13332.11 and Sections 15850 to 15866, inclusive, of the Government Code.

The project is not within scope, however, a scope change is requested for the acquisition of only a portion of the Vista Pacifica property and none of the Lloyd property because:

- The Baldwin Hills Regional Conservation Authority (BHRCA) will purchase approximately 10 acres (known as the Finley Fee) of the 68-acre Vista Pacifica property for \$5.1 million. The available \$36 million will be used to acquire approximately 58 acres of the Vista Pacifica property.
- The BHRCA has made an offer to acquire the Lloyd property. The Lloyd property has significant environmental issues that will need to be addressed before the property can be acquired by the State. Studies to determine the degree of contamination will require time that will delay acquisition of the Vista Pacifica property.
- The Vista Pacifica property is threatened by imminent development and the Lloyd property is not.
- DPR has advised that acquisition of the Lloyd property is not a necessary prerequisite for acquisition of the Vista Pacifica property.
- Acquisition of the Vista Pacifica property by the SMMC and the BHRCA, and acquisition of the Lloyd property by the BHRCA meet the objectives of the project approved by the Legislature.

Funding and Project Cost Verification

This project is within cost.

\$36,000,000 total estimated project costs

\$36,000,000 project costs to be allocated: acquisition

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 14, 2000, and the waiting period expired on October 18, 2000.

Project Schedule

The anticipated close of escrow is March 2001.

Other

- DGS has appraised the property at \$30.6 million,
- A Market Survey commissioned by the American Land Conservancy estimates the property value at \$40 million.
- DGS has recommended approving a value of \$41.1 million for the property. (See attached DGS analysis)
- The Baldwin Hills Regional Conservation Authority will purchase approximately 10 acres of the property for \$5.1 million; therefore, the State appropriation will be \$36 million.
- The SMC is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the property.
- The SMC will transfer the fee title to DPR pursuant to Provision 1 of Item 3790-301-0005 of Section 2 of the Budget Act of 2000, further described above.
- Pursuant to Section 5006.1 of the Public Resources Code, the SMC held a public hearing on behalf of the Department of Parks and Recreation to describe the proposal and invite comments about it from individuals, local governments, and groups with an interest in the proposal. All comments received in writing, read into the record, or made orally at the hearing, were submitted in support of the project.

Staff Recommendation: **Approve a resolution authorizing site selection and acquisition.**

OTHER BUSINESS

1. Approve State Public Works Board Audit reports.

REPORTABLES

To be presented at meeting.

Date:

Respectfully Approved,

JAMES E. TILTON
Administrative Secretary

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